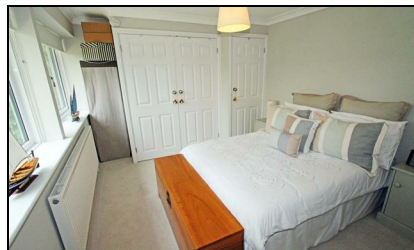




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The beautifully simple new way to sell your home



Old Mead Lane, Henham

A substantial, modern and beautifully presented family home, with large south facing gardens, in a peaceful semi-rural location, close to excellent transport links.

£1,150,000

01992 87 85 80



Overall Description

This substantial detached house, built in the 1960's and extended over the years, sits in an elevated, private and peaceful position, surrounded by beautiful Essex countryside. The property has been much improved by the current owners, including remodeling downstairs to create a large open-plan kitchen/dining/family room, fitting all new double-glazed windows and doors, a new bathroom, new Kardean flooring downstairs, new internal doors throughout, quality fitted bedroom furniture upstairs, new office furniture downstairs and removing the old dated garage and replacing with a state-of-the-art oak-framed double garage with EV charging point, electric roller doors and large fully boarded storage space in the loft. The end result is a spacious, light, modern and very well appointed family home sitting in an elevated position, with pretty views across its gardens to the fields beyond. The gardens are a real feature of this property: south facing with a sunny patio area, large areas of lawn, mature trees and hedge borders providing privacy. As well as the new garage, there is ample parking and turning space on the long gravel driveway leading up to the house. In summary, if you are looking for a large family home in a pretty rural location, yet easily accessible from local transport links and other amenities, then please book in for the Open House from 10am to 12 noon on Saturday the 20th of June.

Location

This superb family home sits in an exclusive hamlet, down a private road, a short walk across the open fields that surround it to the picturesque village of Henham. Henham has a pretty village green, St Mary the Virgin church, village shop and Post Office (run by the local community), village hall and excellent village pub/restaurant, the Cock Inn. The house is in an especially beautiful corner of Essex but has the advantage of having excellent transport links, with Elsenham railway station being less than a ten minute walk away (on the West Anglia Main line with regular trains to London Liverpool Street) and around a 10 minutes drive from the M11, A120 and Stansted Airport. There are local shops in Elsenham and further facilities in Stansted Mountfitchet, around 4 miles away. There are good schools in the local area including the Henham and Ugley Primary School (in the village), the Elsenham CoFE Primary School, the Forest Hall School in Stansted Mountfitchet and The Hertfordshire and Essex High School in Bishops Stortford. It is the ideal location for active families looking to live a rural lifestyle as part of a local village community, but with easy access to good local schools and transport links.

Accommodation

A path leads up from the driveway to the part-glazed front door into the:

Entrance Hall 21'7 x 6'1 (6.58m x 1.85m)

Window to side. Wood-effect Kardean flooring. Stairs to first floor with under-stairs cupboard. Deep cloaks cupboard with frosted window to rear and clothes-rail.

Sitting Room 21'9 x 13'6 (6.63m x 4.11m)

Window to front. Wood-effect Kardean flooring. Modern wall-mounted gas-fire. TV point (Cable Fibre). Radiator.

Sun Room/Dining Room 17'5 x 12'8 (5.31m x 3.86m)

Wood-effect Kardean floor. Electric light and power. Windows overlooking the garden and French doors out to the patio. Wall-mounted electric heater and radiator.

Open-Plan Kitchen/Dining/Family Room 26'5 widest x 23'6 (8.05m widest x 7.16m)

A large open-plan room with separate seating, dining and kitchen areas. Two windows to front and one to rear. Kitchen area with oak work-tops, one and a half bowl ceramic sink unit and breakfast bar. Eye-level Neff double oven/grill and separate microwave. Electric hob with stainless steel extractor hood. Fitted fridge/freezer. Fitted dishwasher. Wood-effect Kardean flooring. Wall mounted TV point (Fibre Cable). Spotlights. Deep storage cupboard. Two radiators.

Rear Hall/Boot Room 8'9 x 6'2 (2.67m x 1.88m)

Window to rear. Fitted cupboards housing the electrics. Wood-effect Kardean flooring. Spotlights. Stable door to garden.

Utility Room 8'2 x 6'9 widest (2.49m x 2.06m widest)

Window to rear. Wood-effect Kardean flooring. Kitchen units with work-tops and stainless-steel sink unit. Space for fridge/freezer. Space and plumbing for washing-machine. Space for tumble-drier.

Study/Bedroom Five 13'9 x 8'1 (4.19m x 2.46m)

Window to front. Fitted desks, shelving and storage cupboards. Wood-effect Kardean flooring. Radiator. With the shower room opposite, this can be used as a downstairs fifth bedroom if so desired.

Shower Room 8'1 x 6'4 (2.46m x 1.93m)

Frosted window to rear. Double shower cubicle. Low-level WC. Vanity unit with wash-hand basin and mirror. Modern heated towel-rail. Spotlights. Extractor fan.

First Floor 16'5 x 6'5 (5.00m x 1.96m)

From the hall stairs lead up to the landing. Two windows to front. Spotlights. Loft hatch. Radiator.

Bedroom One 19'10 x 13'4 (6.05m x 4.06m)

Windows to front and back overlooking the gardens. Fitted storage cabinets, dressing table and dresser. Two radiators. Door to:

Walk-in Wardrobe 7'6 x 6'6 (2.29m x 1.98m)

With fitted clothes rails and shelving.

En-Suite Bathroom 12'1 x 7'7 (3.68m x 2.31m)

Frosted window to rear. Modern freestanding oval bath. Fitted double shower cubicle. Low-level WC. Vanity unit with wash-hand basin and drawers beneath. Towel-rail. Tiled floor. Extractor fan. Spotlights. Under-floor heating.

Bedroom Two 15'10 x 10'10 (4.83m x 3.30m)

Window to rear overlooking the garden. Fitted wardrobes, storage units, desk and shelving. Radiator.

Bedroom Three 13' widest x 10' (3.96m widest x 3.05m)

Window to front. Airing cupboard with Vaillant gas-boiler. Cupboard housing hot water cylinder. Radiator.

Shower Room 10'11 x 5'3 (3.33m x 1.60m)

Frosted window to rear. Double shower cubicle with tiled surround. Low-level WC. Vanity unit with wash-hand basin, cupboard beneath and mirror/light above. Spotlights. Modern heated towel-rail. Tiled walls and floor. Under-floor heating.

Bedroom Four 11'5 x 8'6 (3.48m x 2.59m)

Window to rear overlooking the garden. Fitted wardrobe with desk, dresser, shelving and cupboards. Radiator.

Outside

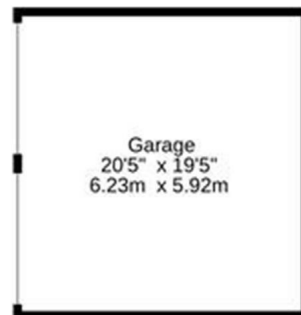
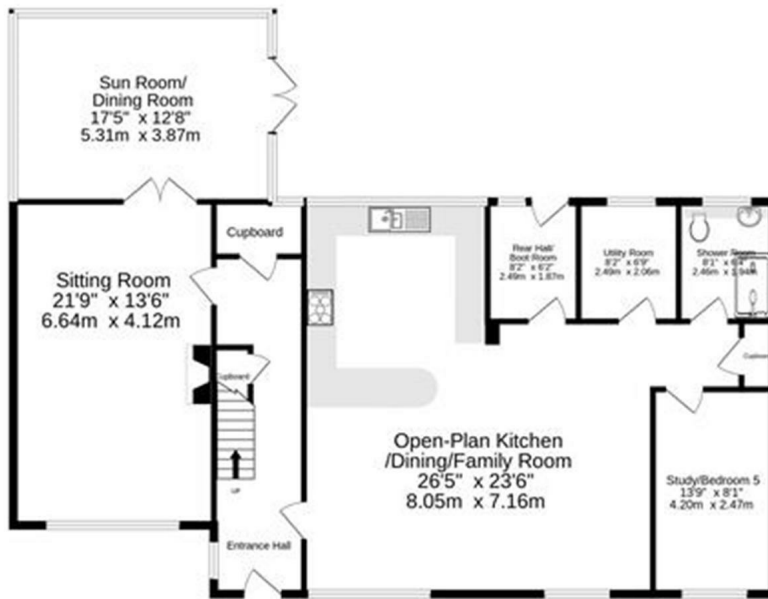
The property is approached through a gate and up a long gravel driveway past the front garden to the large parking and turning area, next to the DOUBLE GARAGE: 20'5 x 19'5 with oak frame, two electric roller doors, EV charging point, electric light/power and a large boarded loft storage area above. A gate leads around the side of the property to the large south-facing back garden which has a substantial patio area flowerbeds, a central lawn and mature trees and hedge borders providing privacy. GARDEN SHED. Pergola with space/plumbing for a hot tub. SUMMERHOUSE.

Services and Other Information

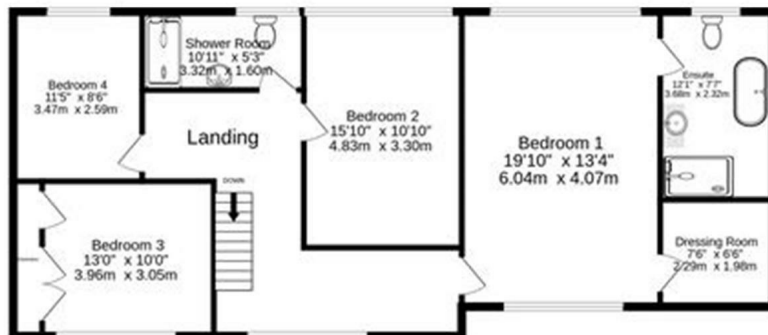
Mains water, drainage, gas and electricity. Gas central-heating (Vaillant boiler serviced annually). Water softener. Internet/TV via Cable Fibre (with 1GB). Council Tax Band: G. 2,973 sq ft.



Ground Floor
1900 sq.ft. (176.5 sq.m.) approx.



1st Floor
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2973 sq.ft. (276.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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